

## Springbank Gardens, Lymm, WA13 9GR

£425,000

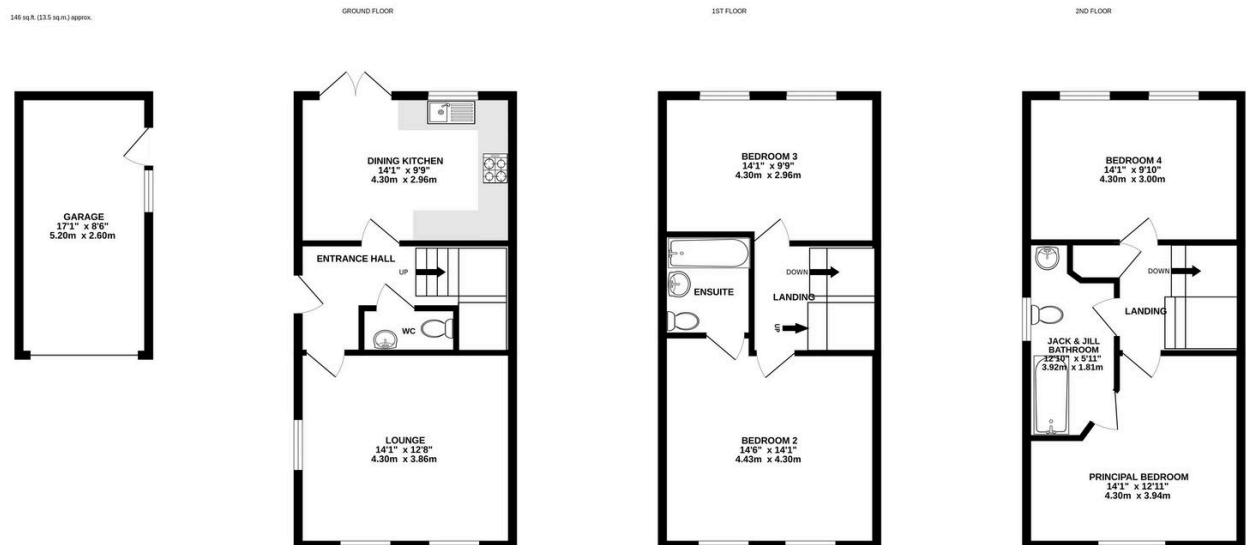
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A spacious four-bedroom property located in a sought-after area, within walking distance of local schools and amenities. The well-presented accommodation is arranged over three floors and benefits from a driveway offering off-road parking, leading to a garage. A side pedestrian gate provides access to the fully enclosed, westerly-facing rear garden.

## Key Features

- Spacious four bedroom family home
- Good sized Lounge
- Spacious Master Bedroom with en suite bathroom
- Garage
- Early viewings strongly recommended
- Walking distance of local amenities
- Fitted kitchen/dining room
- Driveway providing off-road parking
- Fully enclosed westerly facing rear garden
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TOTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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